

# MINUTES

## PARADISE VALLEY CAMPGROUND BOARD OF DIRECTORS MEETING

April 25, 2009 10:00 AM - 11:20 PM

**OPEN:** The Meeting was called to order by President Buck Tidwell. He then led members in the Pledge of Allegiance to the Flag. Buck asked John to call the roll and it was noted that Jim Baggot was not present. Attendees are listed as follows:

Buck Tidwell  
Angelo Constantine  
Beverly Sundin  
John Coons  
Nick Coman  
Dick Duhamie

**MINUTES:** Buck asked for the reading of the minutes from the October 11, 2008 Meeting. John read the Minutes omitting a period during the course of the meeting where comments were asked and answered concerning proposed new mailboxes. The minutes were approved as read.

Buck took this opportunity to announce that Ray Schulze was acting Parliamentarian for this meeting.

**TREASURER:** Beverly reported that in the Pavilion account we have \$ 6,196.36 dollars, in the PVC Owners Assn. account \$36,191.00, for a Balance of \$42,387.36. In Other Current Assets , which includes Petty Cash and CDs \$62,587. In other Assets \$77,633. For a grand Total of \$140,220.77. We are under budget right now. We are grateful for that. There are several things we are over budget on but there are several line items we did not have to pay plus last years Board did not designate any funds for our reserves so that provided a little excess. Each year we should designate funds for the future health of the park. We did not spend on the washing machines, the gate, and the cable. We are looking good toward the next year. Hope things remain good. Buck asked for questions. There being none this report will be filed for Audit.

**COMMITTEE REPORTS:** Buck began by calling the Welcome Committee.

**WELCOME:** Lanell Coons reported beginning to get Welcome packets together visiting several Chambers to acquire brochures. She noted that many who had helped last year were not here yet. She will be welcoming folks that are here starting next week and asked for interest in joining the Welcome effort. Lanell reminded owners who rent lots in the park that they need to include rules, instructions for trash disposal, recycling, and waste water handling. She next explained the importance of having emergency information of file here in the park. In closing, Lanell asked that she be notified if a new owner is discovered in the park. Buck thanked Lanell.

**COVENANTS:** Bernie Berk took the floor and said that the proposed Covenant changes will be going out with the Annual Meeting mailing and the results will be announced at the Annual Meeting. He explained that members of the Covenant Committee had tried to present a balanced effort and suggested that the changes could go either way from a presentation point of view. He commented that since his beginning here in 2001 there have always been owner comments on ballot issues to the effect that "it couldn't pass" or "it was worded wrong", or "you wrote it so it would fail". Bernie explained the Covenant Committee included folks with diverse points of view.

Bernie noted the proposed Covenant changes must be approved at this meeting. John said the Board has copies in front of them. Bernie read the proposed changes. He explained that the 500 square feet of screen was selected to be fair to RV and park model owners alike: level the playing field. Without a limit the Committee felt it would not pass. The Board gave general approval of screening changes in October of 2008. Bernie next addressed a rental time limit change noting the intention to eliminate annual rental of RV Lots and that it had the unanimous backing of both the Board and his Committee, a first in PVC history! Noting that it failed when first presented, Bernie said the simplified version just eliminating Jan & Feb rentals would perhaps have a better chance to pass. In closing Bernie contrasted the old wording to the new . Buck thanked Bernie and his Committee for their effort with this.

**PLANNING:** John announced no report.

**ARCHITECTURAL:** Dick opened explaining that many of our park models just like us are aging, and are prone to getting leaks. To handle this problem, Dick left a number of Permits with Mark to be used to handle leaks when he was away for the Winter. This has worked well and saved money for a number of owners. Seven permits

were issued in this fashion and follow up paperwork has been completed. Dick has four active permits at this time and was pleased to report that problems with Lot 27 were resolved yesterday leaving no permit issues outstanding.

**GROUNDS:** Buck, speaking for Jim said he would report in his absence. The pool will be open by Memorial Day weekend and we have a new pool man, John Adams. He is certified and is known to many of you for the good work he has done around the park. We have had a number of busted pipes in the park this winter. Only two can be specifically identified, Buck noted and commented that we had used 7 to 10 thousand gallons of water per day from the well on this side of the creek and that fines were to be discussed by the Board. Buck described a special trip to the park to check for leaks on this side of the creek.

Buck reminded everyone to breakdown your cardboard boxes before placing them in the dumpster. Noting this was cleanup time Buck announced water restrictions have been lifted for now and that this was a good time to clean up your RV.

**RULES:** Angelo reported nothing new on rules.

**FINANCE:** Beverly commented that she really had given her finance report but that she had a couple of comments. She said because of the water leaks our electric bills over sever months were triple the normal amount. She encouraged everyone present to be aware and look for leaks which cost us all. Next she pointed out the high cost of the roll off being used to dispose of brush, not it's intended use. Brush and logs are to be properly placed for pick up along the road for Wednesday removal by Perry McCall. Proper disposal will save us money, she closed. Buck thanked Beverly.

**WATER & SEWER:** Angelo reported he had been in contact with Freeman and there had been quite a few problems this year. The communication was good and Freeman did a good job. Buck reported that a lift station had gone down this winter, costing about \$1200 to get fixed.

**ACTIVITIES CLUB:** Eleanor reported a workshop style meeting for officers that were in the park held last week. There are lots of great things in the works to make this year better than ever she said. She announced:

- \* Potluck 5PM May 2
- \* Crafts 10AM Tuesday May 5 bring your ideas and materials
- \* Breakfast 8AM Saturday May 16 please sign up to help with setup and help Barbara with the kitchen
- \* Activities Meeting 2PM Thursday May 21 everyone is welcome
- \* Donuts and Coffee 9AM Saturday May 23 before Board Meeting, \$1 per person
- \* Welcome Back Gathering Sunday May 24 coffee, tea, cookies & cake served. Meet new neighbors.
- \* Ice Cream Social 3PM Saturday 30 May ice cream, sherbert and all the toppings \$2 per person
- \* Happy Hour on Mondays 5PM Held outside in the breeze way. Socialize with your neighbors each week

Keep an eye on the bulletin board to get the latest Activities News for games and events. Help make this the greatest season ever she closed. Beverly requested a monthly calendar. Eleanor replied that Elizabeth is putting something together. Beverly noted that the Work Camper needed the schedule for events to get things setup. Buck thanked Eleanor.

**NOMINATING COMMITTEE:** John suggested that although not listed on the Agenda perhaps we could hear from this Committee. Buck agreed and called on Nan to report. She commented that she will be posting bios on the candidates in the Pavilion and their work from this election was completed successfully. John thanked Nan for a good job with the Nominating Committee noting he had received her official Nominating Letter.

**ANNOUNCEMENTS:** Buck opened announcements with the application for a waste water treatment plant on Paradise Valley Road. He encouraged all owners to write a protest letter . The information can be found posted on the board here in the Pavilion. He said we can use all the help we can get to stop this thing from coming into our community. A Commissioners Meeting is to be held on May 4, 4:30PM at the Courthouse and all are encouraged to voice your opinion.

The next Board Meeting will be held on May 9 here in the Pavilion at 10AM. After the meeting at 6PM the Board is sponsoring a cookout for everyone. Ribs with all the trimmings will be served. We are asking for donations for the Pavilion construction.

Buck next explained our new Work Campers Ken & Gwen commenting that they are fantastic folks and everyone should stop by and meet them. They are taking direction from Charlie Sundin who is on Jim Baggot's Grounds Committee. They will be in the park at least until the end of this Summer season. Charlie Sundin next explained that many applicants had been reviewed for the Work Camper position and Ken & Gwen stood out. He noted that they had been homeowners not far from Paradise Valley before going full time. Charlie stressed knowing about functions

in advance so that the Pavilion can be set up. He also cautioned against parking in the area across from the Pavilion as that was space the Work Campers used for parking.

Buck asked for more announcements. Angelo responded that perhaps we should send a letter on behalf of the Board protesting the waste water treatment plant. Buck agreed that was a good idea and asked John to write such a letter.

### **UNFINISHED ( OLD ) BUSINESS:**

Buck opened reminding everyone that a new sign on Paradise Valley Road was promised for this year. The Board had discussed spending \$1000 matching the Activities \$1000 to get a brand new sign. Buck explained that this was not a decision to select the exact sign but rather to authorize spending the money. Angelo moved spending up to \$1000 on a new sign. John seconded. It carried.

John next commented that the Pavilion construction was successful and that in an attempt to hold down initial costs we did not include finishes for the three new rooms, office, storage and meeting room. Over the next month or two we will get these rooms finished so that they can be used and the shed on the Work Camper's lot vacated. Buck noted funds were available and approved for these purposes. John noted planting around the Pavilion will be needed soon.

### **NEW BUSINESS:**

Beverly opened new business with the need for a fund transfer. She requested Board approval for moving \$10,000 to the Contingency Fund from our general Accounts, commenting that this provides needed flexibility. John moved we make the transfer. Angelo seconded the motion. It carried without discussion.

Buck next brought up the proposed Covenant changes for Board approval. John commented that not only was the Covent questions in front of the Board but the Mailbox survey question as well which will go to owners in a few days. Angelo, questioned if the 500 sq feet of screen was in addition to the screen one might have today? He followed up with, in other words you could not have 900 square feet of screening? Buck directed the question to Bernie. John commented you would need a roofed over area; you would not build a cage? Angelo responded what if there was a 400 square foot screen room and a porch roof was added, could another 500 square feet of screen be added? Bernie responded that is permitted today. If you have a screen room, bring in a park model, you can add screen to the park model right now. After an exchange Bernie said if screen was to be added to a screen room, that would be an issue for the Architectural Committee. Buck asked for addition discussion on the Covenant changes. There being none Buck asked for a motion to approve the Covenant changes as presented. John so moved. Beverly seconded. Buck requested any further discussion. There being none, he requested a show of hands. The motion carried.

Buck asked John about the Mailbox agenda item. John responded it has been well covered .

Beverly then asked for the floor noting that her topic did not get added to the agenda. She questioned if the Board need approve an Activities Garage Sale. Buck replied no Board approval was necessary. Beverly went on that a number of similar events were to be held. Buck replied that only individuals holding or hosting such events require Board approval.

**OPEN TO ALL LOT OWNERS:** There being no further business, Buck closed the formal Meeting and opened the floor to the audience. Buck then called for those wishing to address the group.

Helen Czerwinski lot 100 - She explained that she had stayed in the park this winter off and on because of delays in a court hearing. During this period she had visited the Senior Center located on 75 on Mondays. She reported she had helped with Meals on Wheels and other activities and that it was a wonderful operation. They need help, she reported, lots of help. She clarified the location further noting all the other County facilities in that same highway 75 location.

Nan Hohne lot 40 - The Pipeline will be out May first. We need the dates foe events. Barbara Tidwell are working on this and they are open for additions to the Pipeline if you have something to add.

Ray Schulze Lot lot 212 - I understand that there was a unilateral action by a board member for which I did not receive a notice, which involved other Board members via Email? Ray then asked for a show of hands. An unintelligible comment was made. Buck asked for the members to be quiet as Ray has the floor. Ray went on to say that 95% of the people in this park are concerned about the odor. My question is, can a Board member act unilaterally on behalf of the association ? Buck again asked for quiet. John asked Buck if he might speak? Ray continued that he had spoken for the Board. Buck said he can not. Ray continued also

I understand from Bentley that they, Paradise Valley Cable, had a waver on a 30 day notice from this same person with no consultation with board members. Where in the world did you get the authority to tell Bentley he did not have to provide 30 day notice. John said he would respond when Ray was finally finished.

Buck told John to go ahead. John said as far as the Email, he responded to a widely distributed Email from someone here in the park sent to about 50 people. What he responded to in replying to this Email was not on behalf of this Board. No Board member knew anything about it. Where you get the idea that I was acting for the Board is non sense. My response was based on personal experience and research. Ray interrupted. John then said I stand by what was.... Ray again interrupted. John asked, May I finish? Ray said, please do. I understand that people became upset with the fact that a package plant or treatment plant would be built 1/4 mile away. As I explained in my Email, there are package plants all around. If this RV park were to be built today it would probably have a package plant for waste water. A plant of that same type is what is proposed today and unlike that guy Hulsey in south White County, this will be permitted by EPD. I took the trouble to contact the engineering people, who incidently designed the White County facilities, and the man who is on this project is also the County Engineer as I understand it. They are a reputable firm that has been in business here in Georgia a long time. I spoke at great length with A Mr Weatherill of EPD who heads up this type of activity for this whole region. I understand that people here do not want this is their back yard. Do I believe this will be obnoxious to the people here? I do not! Am I actively campaigning in favor of it? I am not. Ray interrupted. John replied, I don't need your smart remarks! Buck called for order and asked for civil speech. Ray then said, you see how our park is run, ladies and gentlemen? John began, the next thing I want to respond to is. There followed a demand by Ray to "cut it off". Buck and Ray went back and forth. Ray then demanded John be cut off and remarked I know he is a privileged person in here that can do what ever he wants. Buck replied that he is going to provide an opportunity for response to the cable system. Ray made more unintelligible comments.

Buck told John to proceed.

John began, there was a purchase waver issued last year. It is a standing waver. It continues. It is in effect... what ever. I was contacted by Andrea Harris who said that the purchaser understood that the waver that had been issued was in effect, but that they asked that it be updated. I sent an email to the Board members who could receive Email asking for comment and explaining that the purchaser had asked for an updated waver and I received a positive response from a majority of the Board members. That is what I did and that is it. And.. You can make as much or as little as you want out of it Ray Schulze. Ray made unintelligible comment. That's what it is all about. That is the sum total of the whole thing.

Ray and Buck then exchanged unintelligible comments. Finally Ray said he had no written notice. Where was his written notice, he asked? John replied we had received a certified notice. We responded to this notice.

Bernie took the floor and said that he and Ray were the committee that looked into this thing. The real estate agent that was handling the sale for Andrea had it listed for a high price. Andrea contacted me and offered to sell at a special price substantially below what it was listed for. I don't recall the amount. I presented that to the Board of Directors who told me verbally they were not interested in purchasing the cable TV company. I relayed this information by Email to Andrea. Andrea replied by Email we are going to go ahead to sell since you are not interested. Bernie responded to Andrea's Email explaining that this was not his understanding of how this works. Bernie responded to her that if you have a valid sale you must provide 30 days notice. From that point on she communicated with John. At that point I was done. I could no longer speak for the group. From that point on the Board discussed it and I believe I saw in the minutes, or somewhere that you (John) had send Andrea a letter stating that the Board of Directors was not interested in purchasing the cable system. That's all I know.

Buck directed Ray to go ahead. He began, I know you don't like.. unintelligible... but I would like a copy of the minutes. I have every right to have a copy. John said they may be laying right there (on the table) but I will get you a marked set. These are extra minutes I laid out there. I want the minutes that cover this waver thing Ray responded, I just think it was not done right. Unintelligible speech from other members.

Beverly then said, I do not think that you ever got a majority of the Board because I did not answer your Email. I think you only got three answers plus yourself and Buck knew nothing about it. Unintelligible multiple comments. John noted that was a majority.

Buck then asked Angelo to assume the chair. Ray asked if he should continue as Parliamentarian? Buck replied you are all right. Buck then said I did not know of this cable being sold. The only person allowed to

sign a legal document is the President. I knew nothing about it until after the fact. As far as I know this Association has had no waiver signed by anyone. John responded that he was asked to send a letter last year following the communication with Bernie and the receipt of the Certified notice from Andrea Harris. Buck then referring to the recent letter said you had no right to sign that legal document. John responded, OK. Buck said, that is all I've got to say.

Stanley Gunter lot 199 - Where is the proposed sewer plant located? Buck replied it is in the area behind Pruitt's place across the road. Over in there. Stanley then commented on the lovely day and asked for support so that he can enjoy a screened porch down on the creek

Judy Stewart lot 104 - If you are going to have a plant here how does the stuff get here, trucks? We have a place where they dump and a window in that direction. The trucks are not the sweetest smelling things on the road and as they drive along it's going to spill and smell.. Buck commented the County Commission is backing us up. They are against it. It's been going on for a year. They just found out about it. They don't issue permits, the State does.

Ron Roskosh lot 41 - Our Board Members are elected and respected as far as I'm concerned. John, you have influence because you are on the Board, and I don't think you have the right to Email like you did when 99% are against this. John said, if I may respond, I was attempting to provide some facts in the face of misreporting that was going on in the White newspaper and some of the hysteria I have received in phone calls at home. I did not broadcast my response . I replied to an Email someone else had sent. I did not go out of my way to create a special list or communicate with all owners. I did some research to try to get some solid information for myself. It seems to me that an individual providing some factual information has every right to do that. I did not march in the streets or in any way represent that I was acting on behalf of the Board. Ron replied that someone could make any assumption. Here you are backing up something we don't want. John said, OK... Fair enough.

Mr West lot 271 - Asked about the EPD? Is that the same as EPA? Buck thought they worked together.. John pointed out that EPA is Federal, EPD is State of Georgia. White County has no zoning. Without zoning there is nothing prohibiting the location and no local notice requirements as you might expect in a city. Because of the absence of zoning the only permit is from the EPD. Buck thought the County had tried to get zoning. John responded it has been voted down three times. Ray noted that a simple notice was all that was required of the EPD and that everyone found out about this from the published notice. In conversation with several Commissioners whom Ray says he knows quite well, they learned the same way. He finished by saying at least 95% in here are against it and we will get it stopped. Just look at the law suites in Hall County and White County ?

Elizabeth Carter lot 150 - The By-Lays require that we send our formal notification for the Annual Membership Meeting 30 Days in advance of the Meeting and I have not received mine yet!. We have a lot of new people.. Most of us know when the meeting is and new people do not know and if this Board is not going to go by the By-Laws how can you expect the membership. When are we going to receive this notice? Buck said, to me it should all have all gone out at the same time. Somehow somebody dropped the ball so it is getting out late. Unintelligible comments. Beverly said, I know you are right but normally our meeting is the last weekend of the month and there was mixup with some of our calendars and this time it came early and it just got beyond. Even at our Board Meeting some thought it to be a week later. Elizabeth repeated the admonition for 30 days notice. Buck said it should be out. Elizabeth ended it with as far as I'm concerned it does not matter, I know when the meeting is. Ray chimed in with lots of folks travel. There is a package up there waiting. The forward is every two weeks. It won't catch up with them.

Not Identified Female - Who is running for the Board? Buck called on Nan. John offered to read the list. Beverly said for John to read it. John read the four names from the Nomination Letter. Noting three vacancies, John read it again. Unintelligible comments and many background conversations

Judy Stewart lot 104 - She suggested a caravan from the park on the day of the hearing. Buck liked the idea.

Buck called for any other comments? There being none Buck adjourned the Meeting.

Respectfully submitted,  
John Coons  
Secretary

\*CORRECTED 9 May 2009